



Zoning Committee

**REQUEST**

Current Zoning: N1-B (Neighborhood 1-B)  
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, conditional)

**LOCATION**

Approximately 1.61 acres located west of West Sugar Creek Road, south of Honduras Drive, and north of Glory Street. (Council District 1 - Anderson)

**PETITIONER**

StudioOne9 Architecture, PLLC

**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

The petition is **consistent** with the goals and policies of the *North Inner Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goals of the area plan:
  - 2: Neighborhood Diversity & Inclusion may be facilitated by increasing the availability of missing-middle housing options in the area through the development of up to 20 multi-family residential units which may diversify the existing housing stock, that is dominated by single family detached and townhome units; and

The petition is not in alignment with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type but meets Minor Map Amendment Criteria for a change to the Neighborhood 2 Place Type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition is appropriate and compatible with the surrounding land uses as the site is adjacent to properties to the north and south designated as the Neighborhood 2 Place Type by the *2040 Policy Map*.
- The site is within a ¼-mile walk of a designated Neighborhood Center Place Type containing uses such as retail, restaurant, childcare, and religious institutions along the Sugar Creek Road corridor.

- The development proposes low-rise multi-family dwellings that are consistent with the scale of nearby two-story multi-family buildings on Honduras Drive and the adjacent single family detached homes on Honduras Drive and Anna Garrison Road.
  - The site is within a 1-mile walk of Sugar Creek Station on the LYNX Blue Line.
  - The site is served by transit by the number 211 CATS local bus, providing service between Sugar Creek Station and Tom Hunter Station on the LYNX Blue Line.
- The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Caprioli / McDonald  
 Yeas: Caprioli, McDonald, Millen, Shaw, Stuart, and Welton.  
 Nays: None  
 Absent: Gaston  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *North Inner Community Area Plan*.

There was no further discussion of this petition.

**PLANNER**

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